Karen Johnson Davidson County
Batch# 1221159 DEEDWARR
12/30/2024 09:21:30 AM 4 pgs
Fees: $23.00 Taxes: $777.00
20241230-0100883

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0687

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ray Hackney	SAME AS OWNER	Map: 05906006900
(NAME) P. O. Box 160325	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($210,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RALPH THOMPSON, ISAAC THOMPSON AND LISA BOYKIN SANDERS, DEVISEES UNDER THE WILL OF BELVYA ANITA DARTHARD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RAY HACKNEY, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 31 on the Plan of Ewing Valley, Section 2, as of record in Book 4300, Page 184, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Teamoh Darthard, unmarried, by deed from Thomas Taylor, Jr. and wife, Dorothy Taylor, of record in Book 6232, Page 115, Register's Office for Davidson County, Tennessee. The said Teamoh Darthard died intestate on November 24, 2014, leaving as Sole Heir,

Belvya Anita Darthard. See also Affidavits of Heirship of record in Instrument No. 20180501-0040820, and Instrument No. _____20241230010882_____, Register's Office for Davidson County, Tennessee.

The said Belvya Anita Darthard died testate on March 15, 2024, and the Will was admitted to Probate as Probate No. 24P-1019 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Belvya Anita Darthard. See also deed conveyed to Ralph Thompson, Isaac Thompson, and Lisa Boykin Sanders, by Quitclaim Deed from Cristi E. Scott, Executor of the Estate of Belvya Anita Darthard, deceased, of record in Instrument No. 20241025-0082914, dated October 24, 2024, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 4300, Page 184, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4641, Page 637, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 736 Roman Dr., Nashville, TN 37207

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of December, 2024.

The Estate of Belvya Anita Darthard

BY: Ralph M. Thompson Devisee
Ralph Thompson, Devisee

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ralph Thompson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Devisee of the Estate of Belvya Anita Darthard the within named bargainer, and that he as such Devisee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 20th day of December, 2024.

My Commission Expires: 04/22/2025

Notary Public

Kendall W Rew
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires April 22, 2025

Witness our hands this 20th day of December, 2024.

The Estate of Belvya Anita Darthard

BY: _____
Isaac Thompson, Devisee

BY: _____
Lisa Boykin Sanders, Devisee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Isaac Thompson and Lisa Boykin Sanders with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Devisees of the Estate of Belvya Anita Darthard the within named bargainer, and that they as such Devisees being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 20th day of December, 2024.

My Commission Expires: 11/2/26

_____
Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Burnette, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 23, 2024.

(AFFIANT) – Karen Burnette

12/23/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 23rd day of December, 2024.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY